

# THE WALTER

- A PASCOE VALE LIFESTYLE -



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WALTER STREET FACADE - ARTIST IMPRESSION

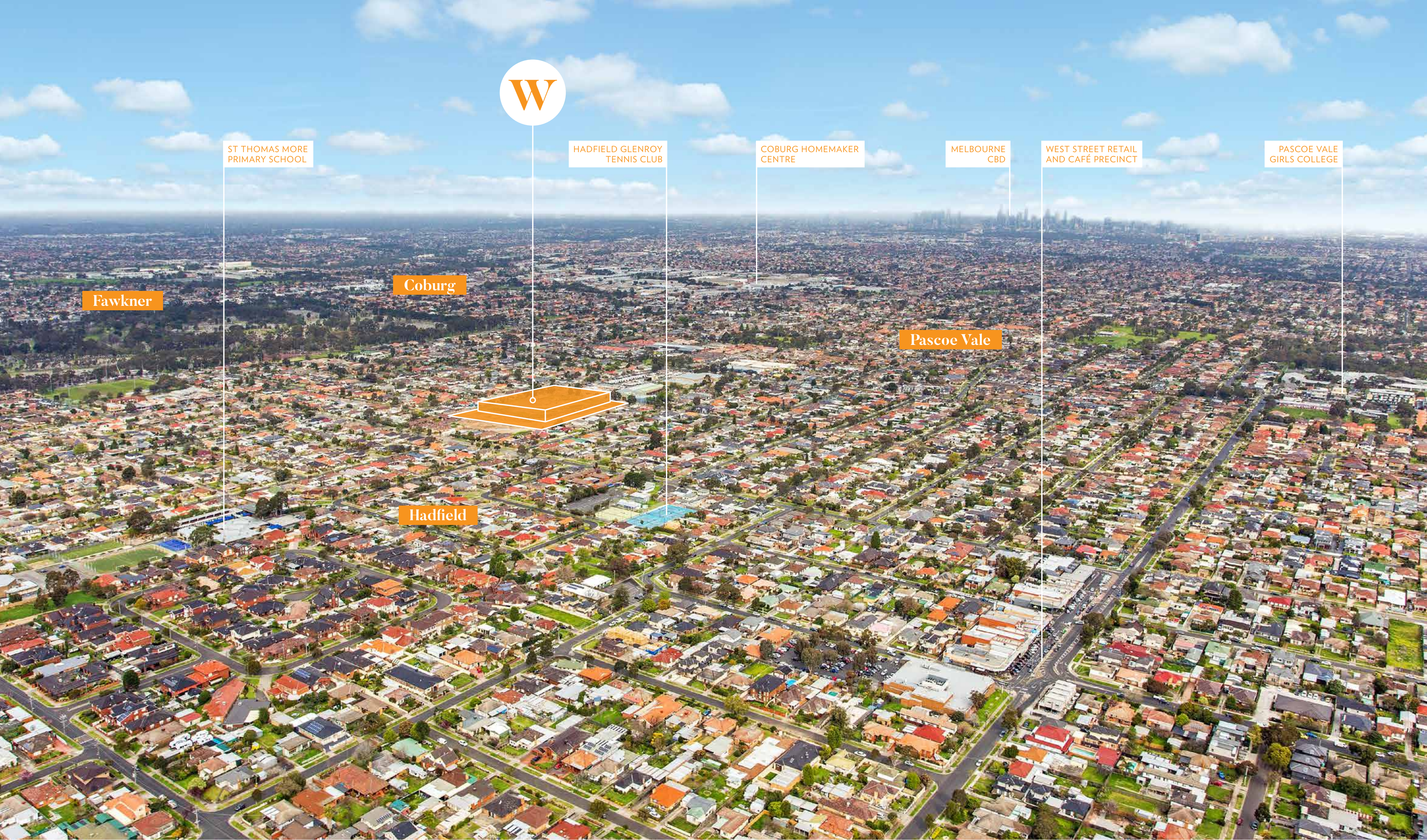




# SAY HELLO TO WALTER

Just 11km from the city, The Walter provides  
an exclusive opportunity to make a life in  
Melbourne's thriving northside.





The Walter is one of the inner north's most significant urban renewal projects and is perfectly positioned between tranquil natural escapes, bustling retail & dining hubs and a multitude of transport options.



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**Melbourne House Price Ranges by Distance from CBD**

Suburb	House Price Range
CBD	\$1,000,000 - \$1,500,000
Hadfield	\$690,722
Pascoe Vale	\$820,750
Essendon	\$1,348,000
Maribyrnong	\$984,750
Braybrook	\$664,000
Preston	\$934,500
Ivanhoe	\$1,420,000
Balwyn	\$2,300,000
Camberwell	\$2,102,000
Glen Iris	\$1,950,000
Elsternwick	\$1,767,000
Brighton	\$2,650,000
Altona	\$855,000



## Lifestyle Attractions

### THE NORTHSIDE

Melbourne's inner North is the most dynamic and eclectic precinct of the World's most livable city



ESSENDON DFO SHOPPING CENTRE



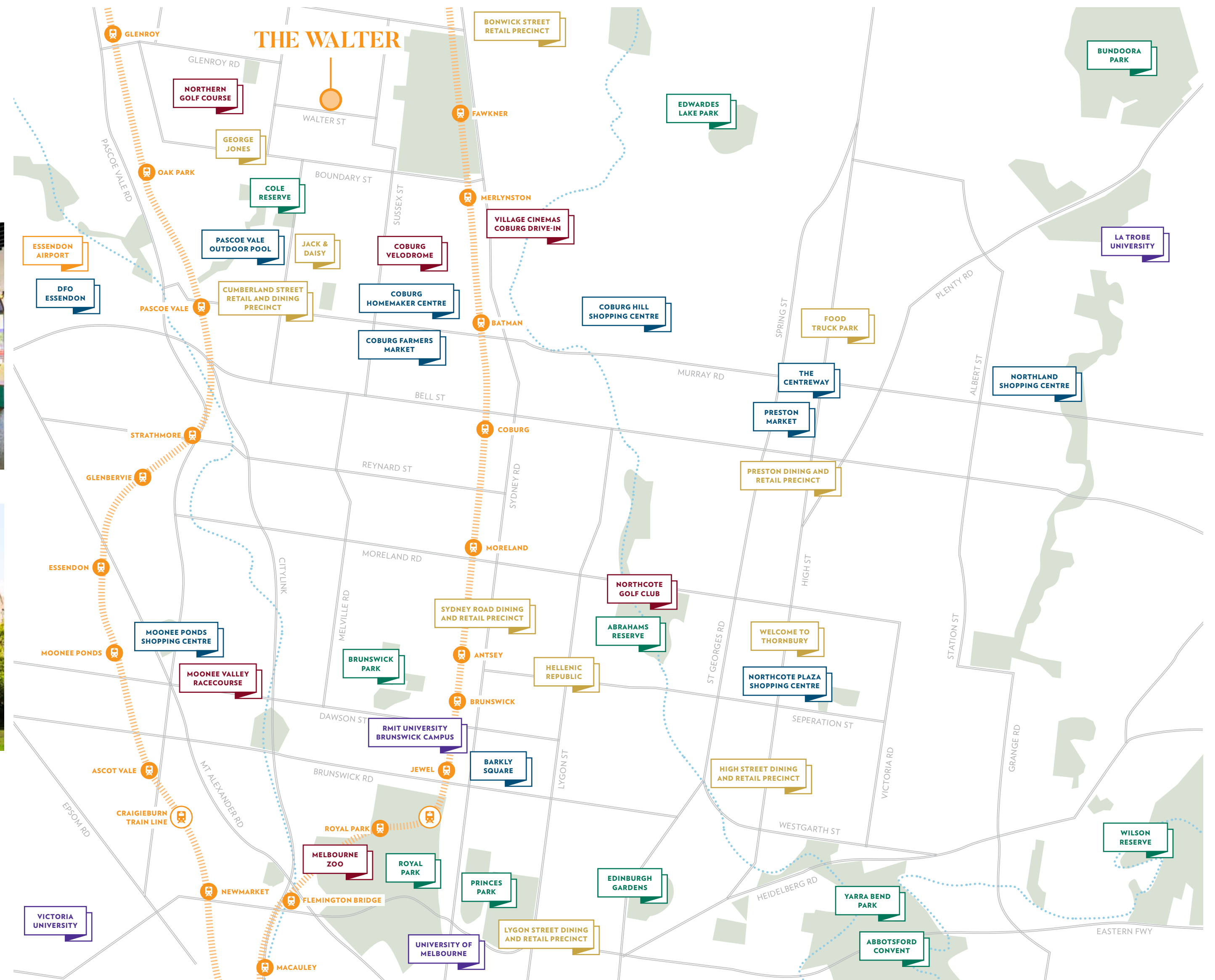
AUGUSTUS GLOOP GELATERY



BRUNSWICK CAFES



ABBOTSFORD CONVENT





# Lifestyle Attractions

THE NEIGHBOURHOOD

From boutique cafes to bustling restaurants, tranquil parklands and energising recreational activities, Hadfield offers something for every member of the family



GEORGE JONES CAFE



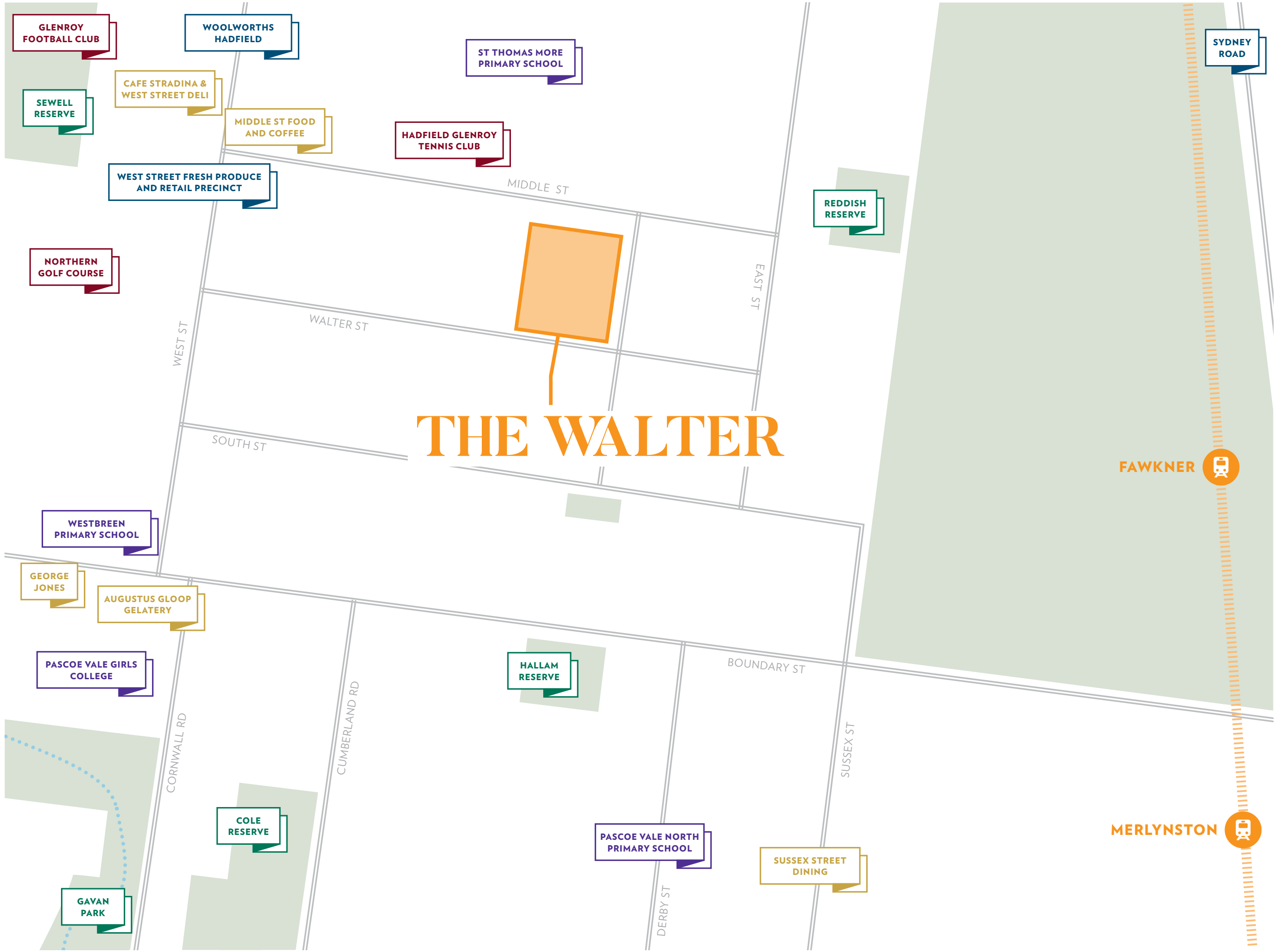
NORTHERN GOLF CLUB



COLE RESERVE



CAFE STRADINA & WEST STREET DELI





# Lifestyle Attractions

## EDUCATION

The Walter finds itself surrounded by fantastic educational facilities, creating limitless opportunities for young families to grow and prosper. From an abundance of state and private primary schools to early learning centres and some of Victoria’s best high schools, this area is unparalleled in it’s educational opportunities.

### MINISTER MERLINO PROMISES \$3.5MILLION FOR PASCOE VALE SOUTH PRIMARY

MORELAND LEADER, 12 APRIL 2016

### TOP STATE HIGH SCHOOLS BOOST PROPERTY PRICES

“There is one feature that trumps all others in some areas of Melbourne: a location within a top government secondary school zone.

So popular are these high-performing schools, that enrolment is restricted to permanent residents within a set boundary. Homes in the zone attract 12.5% more than similar properties outside the zone.”

NEWS.COM.AU, 8 FEBRUARY, 2014

### EDUCATION A PRIMARY CONCERN FOR FAMILY BUYERS: PAYING MORE TO GET IN THE ZONE

“REIV chief executive Geoff White said parents were increasingly choosing to shell out for public school-zoned houses rather than pay private school fees. With capital growth strong in the top school catchments, Mr White said this was a smart investment.”

HERALD SUN, 27 JUNE, 2016

### CANNY GEN X PARENTS SNUB PRIVATE SCHOOLS FOR PUBLIC ADVANTAGES.

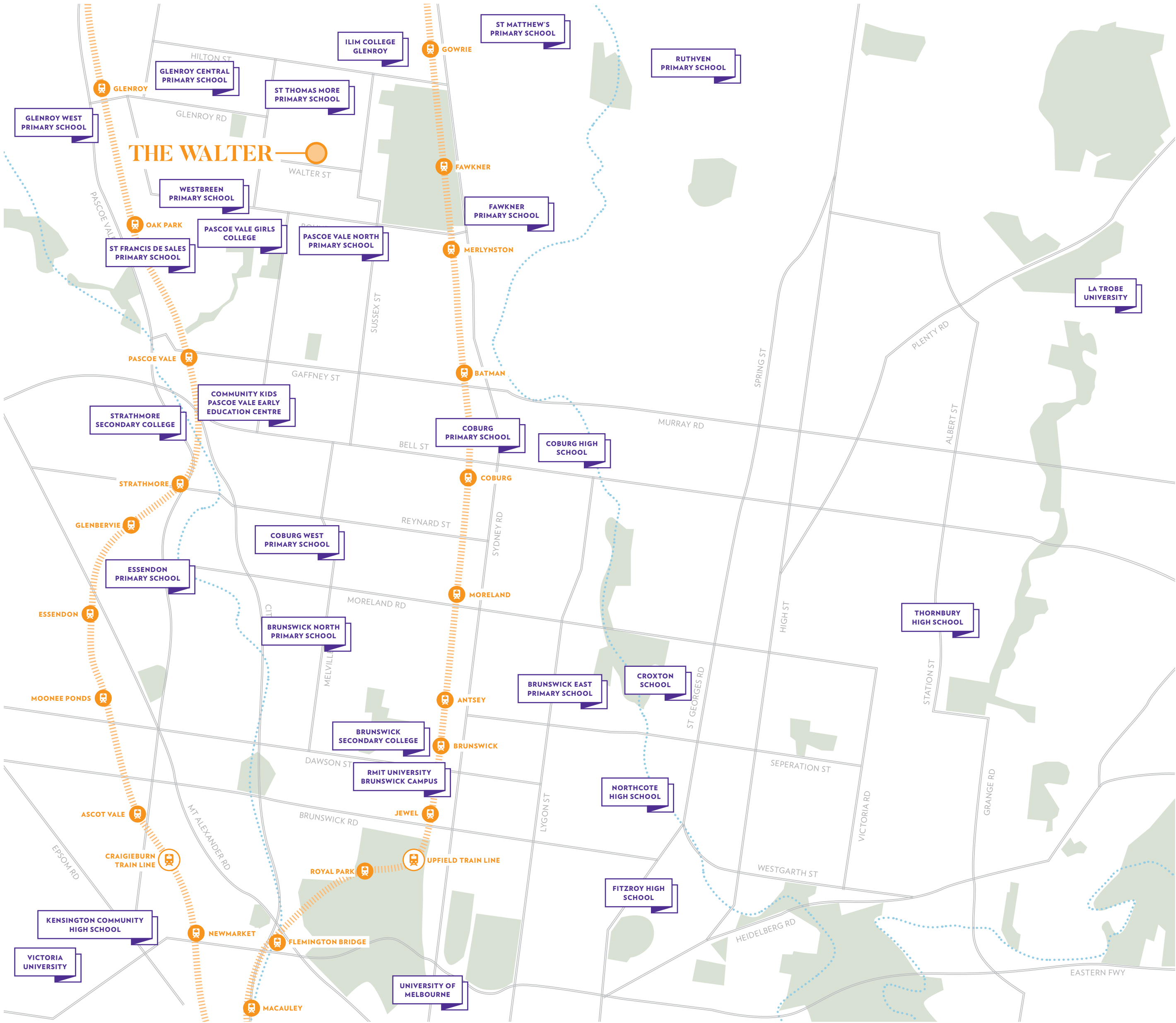
“In inner Melbourne, government schools increased their market share by 5 per cent after boosting enrolments by 9351 students between 2008 and last year.”

THE AUSTRALIAN, 30 APRIL, 2016

### MELBOURNE’S POPULAR SCHOOL ZONES PUSH UP HOUSE RENTS.

“House rents are rising fastest in suburbs near desirable schools.”

THE AGE, 15 JANUARY, 2016

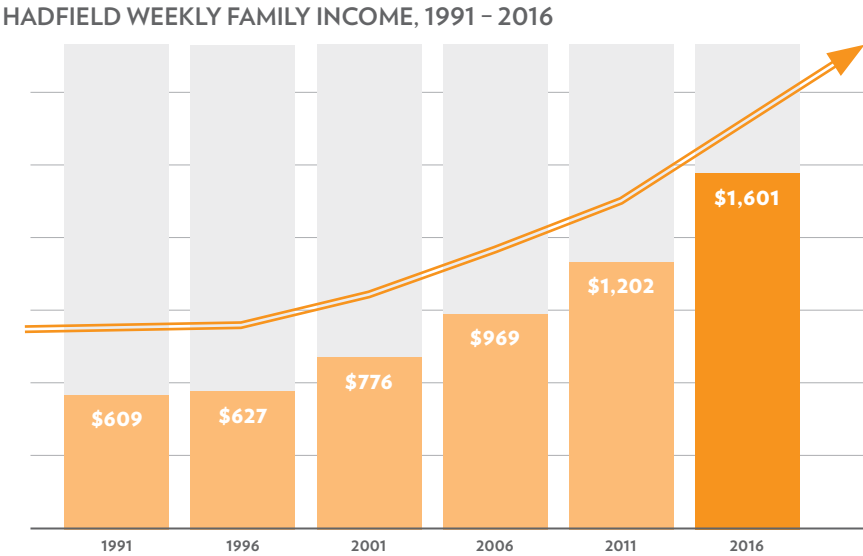




Strong signs of gentrification in the inner north are as follows:

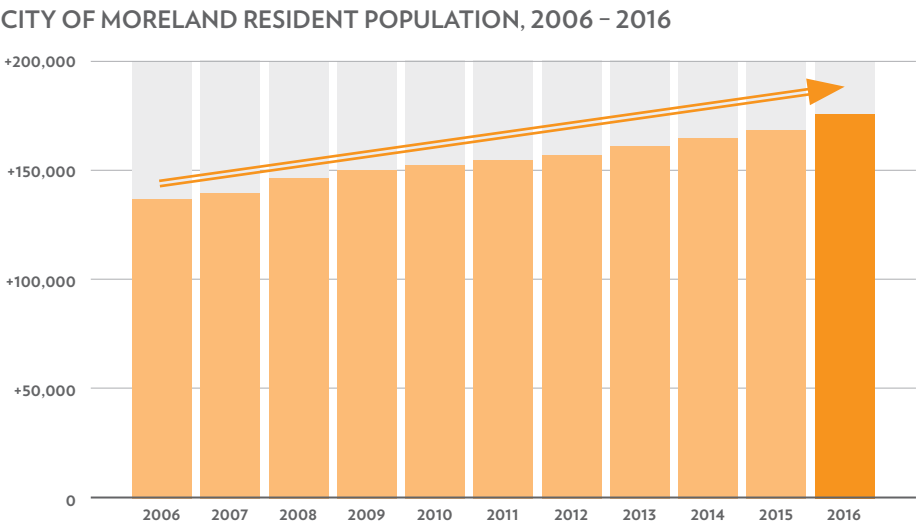
Income Growth

Income growth is the clearest indicator of gentrification and Hadfield has experienced strong growth in this area.



Population Growth

Population growth generally takes place with gentrification, the population of The City of Moreland has been undergone steady growth over the past 10 years providing very strong demand for housing.



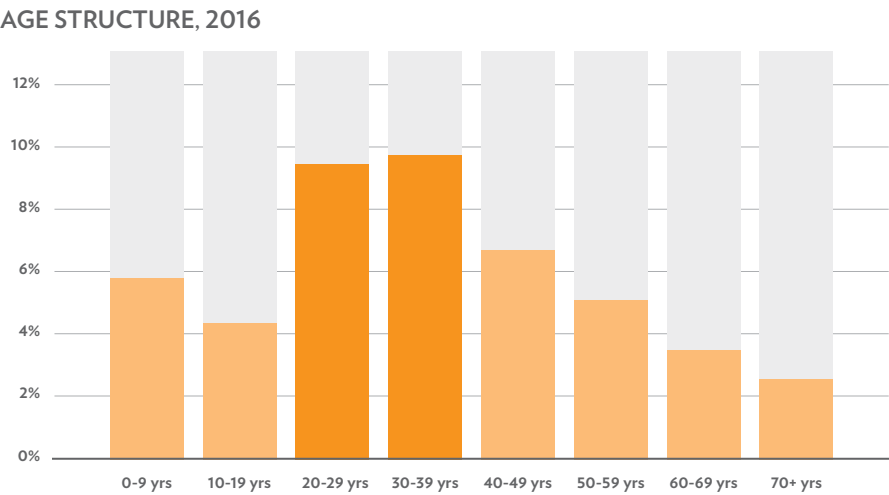
Change in Occupation

In recent years there has been a significant increase in the number of residents working in managerial or professional roles which a strong indicator of this gentrification.



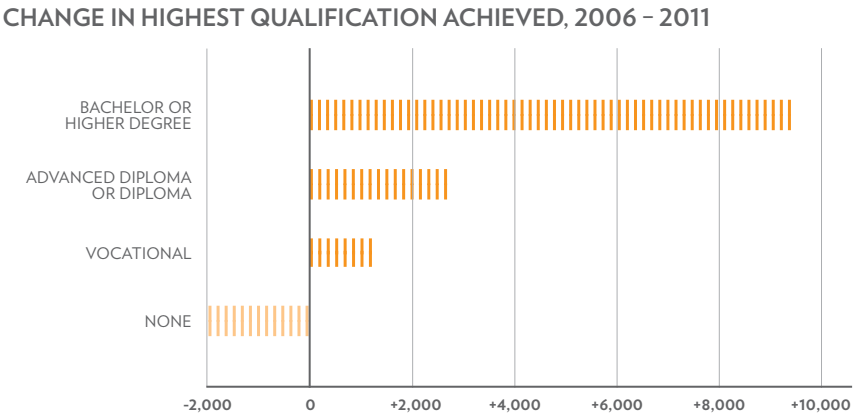
Population By Age

With gentrification often comes a trend towards a younger population. A high proportion of the population of the City of Moreland are aged between 20 and 44. This age bracket also forms the ideal target market for townhouse accommodation, driving strong demand for this housing type.



Education

An increase in the number of people with Bachelor or Higher Education is another strong indicator of gentrification which the City of Moreland has experienced in recent years.



Capital Growth

Capital Growth is a positive bi-product of a growing population, and while Hadfield is still significantly undervalued based on proximity to the Melbourne CBD, the suburb has experienced strong capital of 64.5% over the past 5 years.





# THE WALTER

MELBOURNE  
AIRPORT  
14 MINS

HADFIELD

FAWKNER TRAIN STATION

9 MINS



HIGHPOINT SHOPPING  
CENTRE

18 MINS



ESSENDON

CITYLINK

7 MINS

PASCOE  
VALE

COBURG

BELL ST

SYDNEY RD

BRUNSWICK

RMIT BRUNSWICK

13 MINS



FLEMINGTON RACECOURSE

16 MINS

MELBOURNE CBD

18 MINS



The Walter is surrounded by the best Melbourne's northside has to offer. Situated between the natural calm of the Merri Creek Bike Path (just a 10 minute ride away) and the energy of one of Australia's largest retail hubs, Highpoint Shopping Centre, The Walter provides easy access to the Melbourne CBD as well as nearby cafes, airports, retail and universities via Fawkner Train Station and the Citylink.

MERRI CREEK BIKE PATH

7 MINS





# THE WALTER WILL BE A GREAT PLACE TO CALL HOME

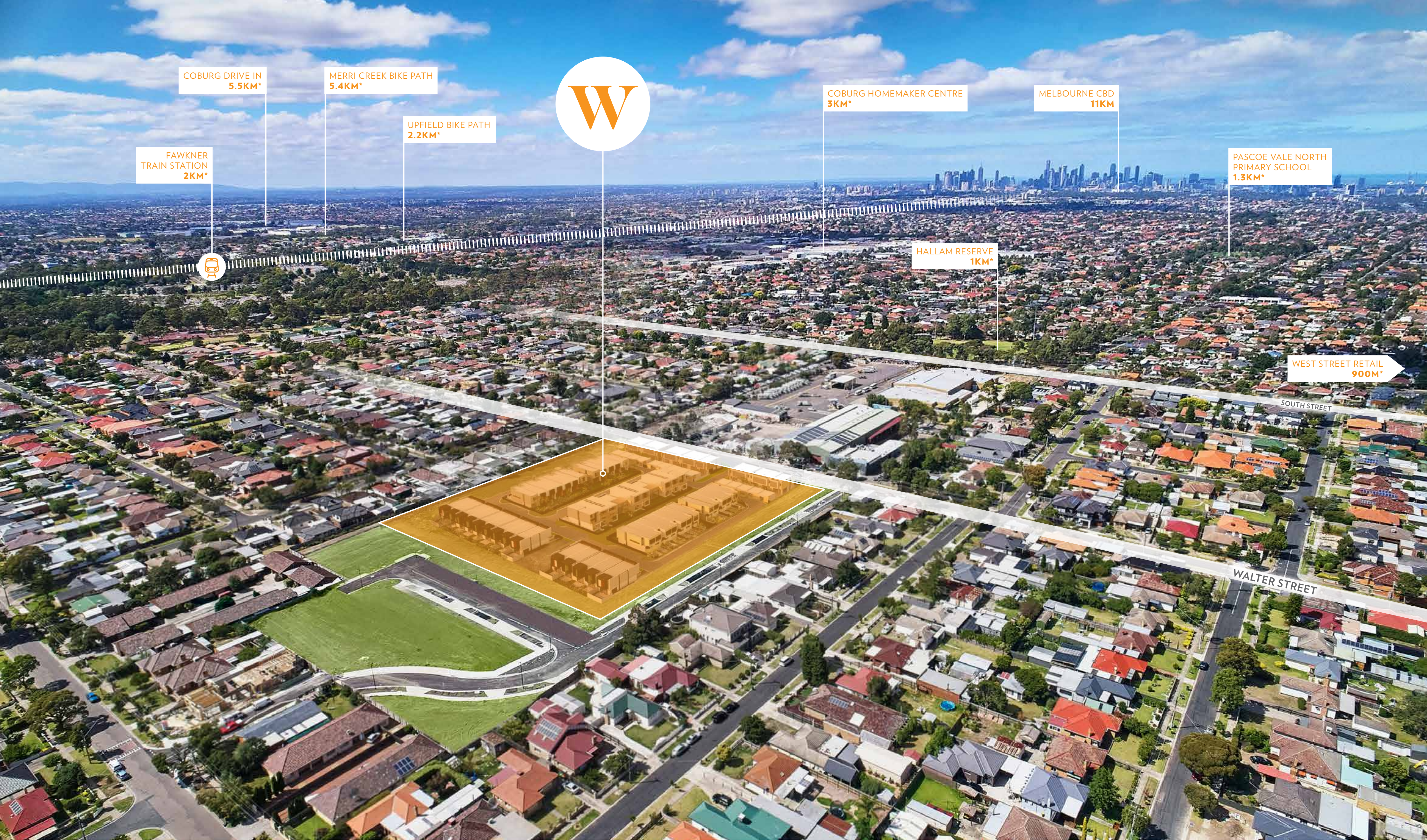
Your new community gives you access to shops, cafes, eateries and all your lifestyle essentials.

The location provides a variety of lifestyle amenity. Carefully curated cafes stand beside authentic deli and fresh food outlets. Lush parklands are offered in abundance whilst a myriad of sporting facilities bring the area to life.

Accompanying these lifestyle fundamentals, quality schools and education providers surround The Walter. Pascoe Vale Girl's College, St Thomas More Primary School, Pascoe Vale Primary School and Glenroy College are all only a short trip away.







COBURG DRIVE IN  
5.5KM\*

MERRI CREEK BIKE PATH  
5.4KM\*

UPFIELD BIKE PATH  
2.2KM\*

FAWKNER  
TRAIN STATION  
2KM\*

COBURG HOMEMAKER CENTRE  
3KM\*

MELBOURNE CBD  
11KM

PASCOE VALE NORTH  
PRIMARY SCHOOL  
1.3KM\*

HALLAM RESERVE  
1KM\*

WEST STREET RETAIL  
900M\*

SOUTH STREET

WALTER STREET

### THE WALTER NEIGHBOURHOOD - ARTIST IMPRESSION



MELBOURNE CBD ONLY  
11KM AWAY



BOUTIQUE CAFES,  
AUTHENTIC DELIS AND  
RESTAURANTS



FAMILY FRIENDLY SUBURB,  
WITH SOMETHING FOR  
EVERY GENERATION



CLOSE TO LOCAL  
SCHOOLS, CENTRAL TO  
MAJOR UNIVERSITIES



ABUNDANCE OF  
PARKLANDS AND RESERVES



NUMEROUS RECREATION  
CENTRES NEARBY



TWO MAJOR TRAIN LINES  
IN CLOSE PROXIMITY



ACCESS TO SOME OF  
MELBOURNE'S BEST  
CYCLING TRACKS



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# The Development





# INTRODUCING THE WALTER

Designed by established architecture firm, Peddle Thorp, The Walter features a mix of contemporary two and three bedroom townhouses that capitalise on the popularity of Melbourne's northside.

Created to combine an urban lifestyle within a community environment, all aspects of The Walter have been considered with residents in mind.





WALTER STREET FACADE - ARTIST IMPRESSION





THE NEIGHBOURHOOD - ARTIST IMPRESSION





LIVING SPACE - ARTIST IMPRESSION

Sited within a bespoke designed landscaped setting, the townhouses are characterised by a refined material palette that fuses a contemporary response to the architectural vernacular reinforcing classic elements throughout the development.



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The materials have been carefully selected not just for their aesthetic qualities, but also for their resilience and durability.

Exterior and Interior colours and material diversity provide an animated development with an abundance of personality.



BATHROOM – ARTIST IMPRESSION



## The Walter

# REASONS TO BUY



Brilliant Location – opportunity to purchase only **11km from CBD** as opposed to 30-40km from CBD



Easy walk to train station for **18min** trip to CBD



**Amenity rich** location with nearby parklands, reserves and recreation facilities



Purchase a **brand new modern home** – low maintenance living as all fixtures and finishing's are brand new



Design driven master planned community by award winning architects **Peddle Thorpe**



Capital growth – over the last year, homes in Hadfield have experienced capital gain of **17.98%**



**Exceptional value** – based on neighbouring suburb average prices and proximity to CBD



Gentrification – weekly family income is rising in the area currently at **\$2,120 per week** vs a Victorian average of \$1,715. Evidenced by nearby new cafes and restaurants opening to cater for finer tastes



Infrastructure spending – this area is a key beneficiary of major Melbourne infrastructure projects, for example **\$1.3B Tulla Widening** and **\$10.9B Metro Rail** which will reduce travel times to more areas of Melbourne.



Purchase with confidence from a proven developer – **ID Land**



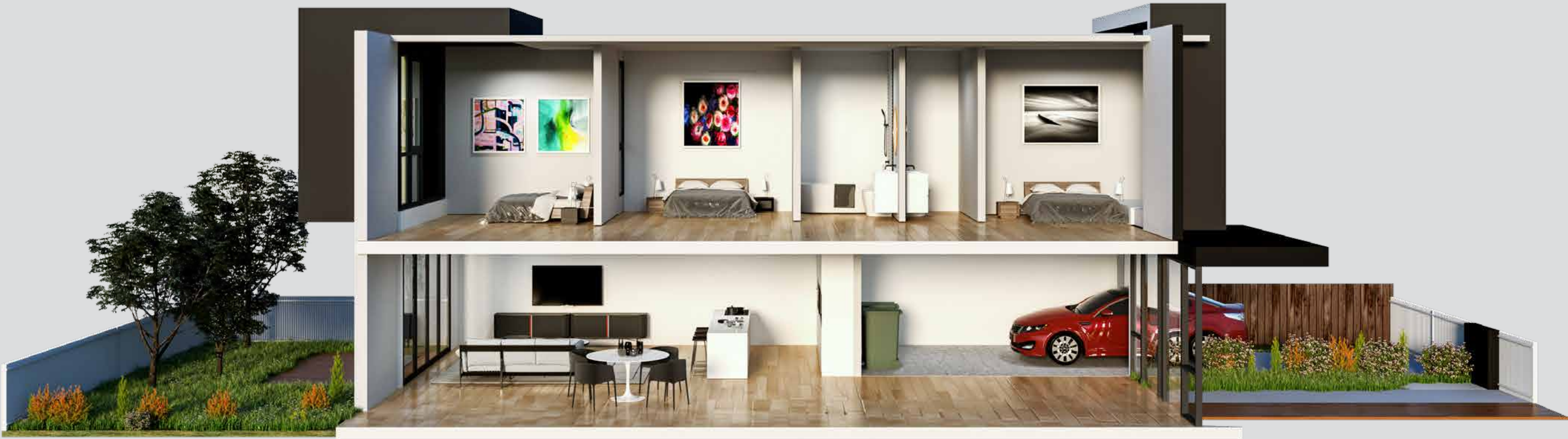


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# Floorplans

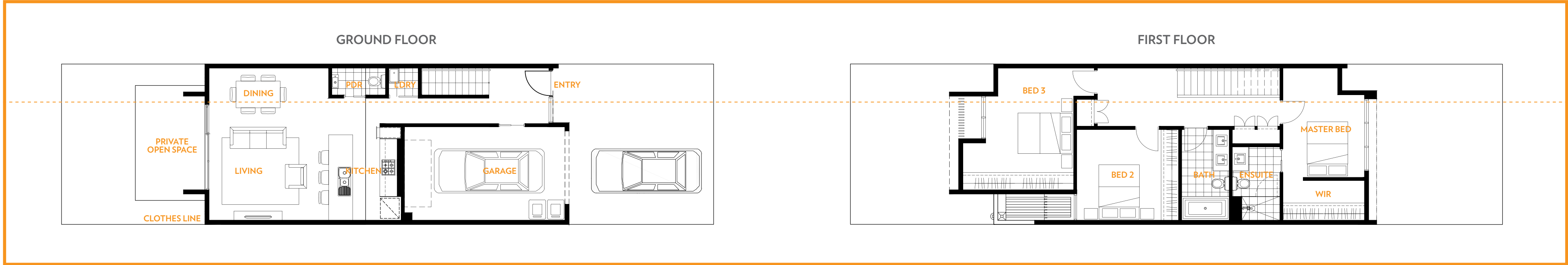


Typical Side Section



ARTIST IMPRESSION

Reference Type A1



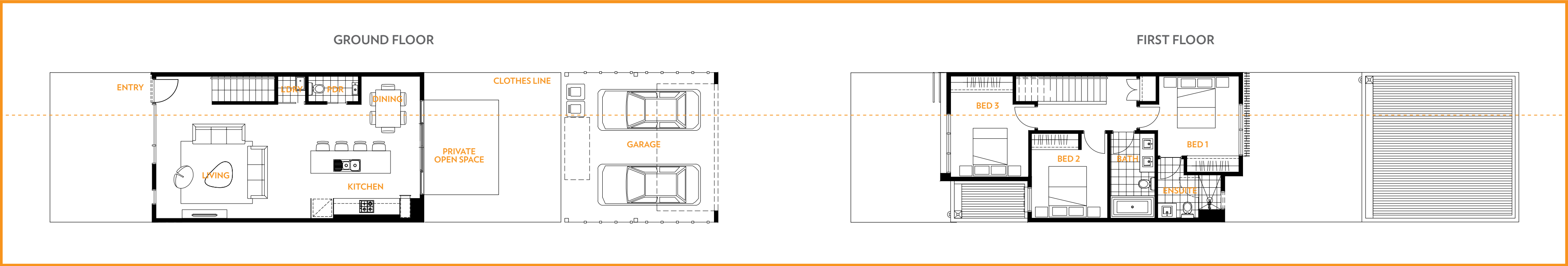


Typical Side Section

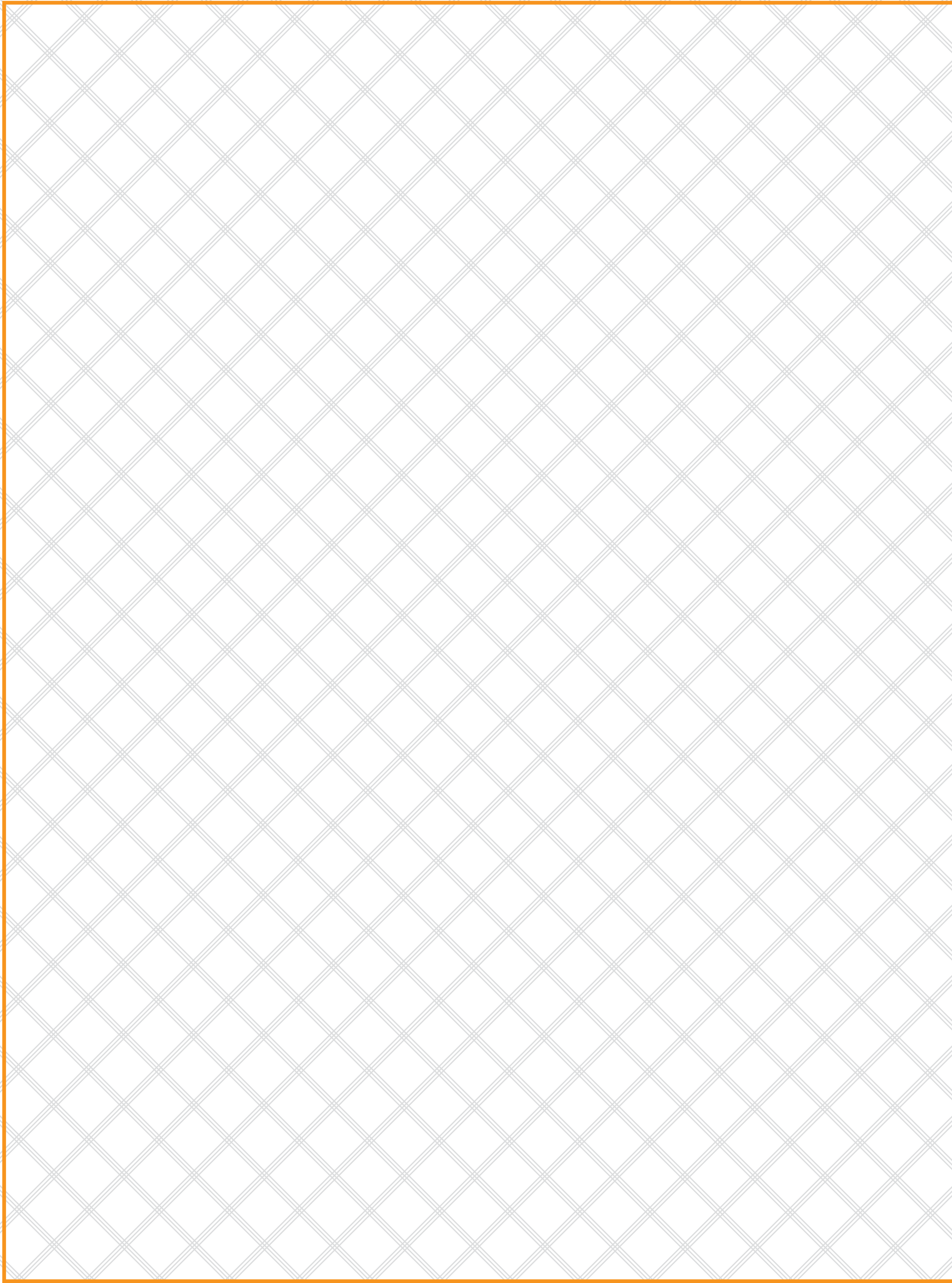


ARTIST IMPRESSION

Reference Type A2








# THE WALTER

A PASCOE VALE LIFESTYLE

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WALTER STREET



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## Your Project Teams



**ID\_Land is a Melbourne based residential Property Development company that creates unique and inspiring residential communities.**

With experience in all forms of residential development and over 300 townhouses in land estates throughout Melbourne and Geelong, ID\_Land, led by Jeff Garvey and Matthew Belford, offer a proven track record of managing the successful delivery of communities of varied scale and complexity.

ID\_Land focuses on two key areas; the growth suburbs through new land estates and existing suburbs through medium density townhouse developments.

Combined industry knowledge allows the ID\_Land team to ensure the delivery of a quality product that adheres to completion deadlines, consistently meet customer expectations, and maintain commitment to sustainability and innovation.



**Folkestone is an ASX listed real estate funds manager and developer providing real estate wealth solutions.**

Folkestone's fund management platform manages more than \$800 million across listed and unlisted real estate funds on behalf of more than 6,000 investors.

Folkestone's funds own office buildings, shopping centres, early learning centres, medical centres, police stations and court houses, and also undertake residential development. Folkestone's balance sheet activities focus on commercial real estate and residential development.



**WINNER**  
**THE BARKLY, BRUNSWICK**

**Urban Development Institute of Australia**  
**2016 Awards for Excellence**  
Medium Density Development



**Current  
& past  
Projects**



**Upcoming  
Projects**





**Peddle Thorp is one of Australasia's oldest and most established international architectural brands.**

Since establishing our initial base in Australia, the company has expanded from Asia to the Middle East, into a truly global business with a number of vibrant design studios and a comprehensive skill base throughout various locations. Our success has been built on a clear set of values that distinguish our design work from others. We always pursue a simplicity of approach and a design philosophy that adds value to our clients' projects, considering urban design, environmental values, cost efficiencies and above all creating great places in which to work, live and play. We are also dedicated to working in collaboration with our clients and with those who ultimately use our buildings.

We are committed to innovation, responsible design, testing conventions and challenging clients' preconceptions about buildings and architecture. Through this approach we bring together design creativity, technical excellence and experience with construction. We believe that great architecture is not created by the limitations set by one authoritative brand, but rather emerges out of layers of creative contributions.

**PEDDLE THORP**



**PROJECT SALES**

Investors Prime Real Estate is a boutique, specialist real estate company which sources premium properties located in Melbourne's Inner ring blue-chip suburbs.

As Investors Prime Real Estate was founded by property investors for property investors, we appreciate the importance of providing the very best performing residential property solutions to our clients, who are seeking properties that will deliver above market, high capital growth potential, over the medium to long term.

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Level 1/8-12 Alma Rd, St.Kilda, VIC 3182  
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